

Placer County Tahoe Basin Area Plan

**November 2016
Final Draft**

Disclaimer

The statements and conclusions of this report are those of the GRANTEE and/or Subcontractor and not necessarily those of the Strategic Growth Council or the Department of Conservation, or its employees. The Strategic Growth Council and the Department make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.

Placer County Tahoe Basin Area Plan

November 2016

Prepared by:

Placer County Planning Services Division

Tahoe Regional Planning Agency

Dyett & Bhatia Urban and Regional Planners

Stockham Consulting

Adopted by the Placer County Board of Supervisors:

Adopted by TRPA Governing Board~~Board of Governors~~:

Acknowledgements

Placer County Board of Supervisors

Jack Duran, District 1
Robert M. Weygandt, District 2
Jim Holmes, District 3
Kirk Uhler, District 4
Jennifer Montgomery, District 5

TRPA Governing Board

Casey Beyer, Chair
Shelly Aldean
Belinda FaustinosMark Bruce
Tim Carlson
Elizabeth Carmel
Timothy Cashman
Barbara Cegavske
Austin SassJames Lawrence
Nancy McDermid
Sue Novasel
Larry Sevison
E. Clement Shute Jr.
Bill Yeates

Placer County Planning Commissioners

Richard Roccucci, District 1
Fred Arcuri, District 2
Richard Johnson, District 3
Jeffrey Moss, District 4
Miner (Mickey) Gray, District 5
Wayne Nader, At Large
Larry Sevison, At Large

TRPA APC

Steve Teshara, Chair
Shawna Brekke-Read
Charlie Donohue
Jason Drew
Paul Esswein
John HitchcockKristina Hill
Zach Hymanson
Eve Krause
Robert Larsen
Mike LeFevre
Lee Plemel

Mike Riley
Dean Patterson Jennifer CarrRoger Trout
Scott Weavil
Eric Guevin
Neil Mortimer

Placer County NTRAC

Megan Chillemi
Kevin Drake
Katherine E. Hill
Zachary Hymanson
John Jewett
Renee Kojane
Lolly Kupec
Eugene Roeder
Melissa Slig

Area Plan Teams

Todd Mather
Lydia Altick
Ron Parson
Suzanne Wilkins
Jan Brisco
Judith Tornese
John Pang
Nancy Dodge
Kelli Twomey
Gary Davis
Walter Auerbach
Harold Slear
Zach Hymanson
July Friedman
Marguerite Sprague
Kathie Fenley
Jim Williamson
Martin Spitsen
Alex Mourelatos
Keith Franke
Leah Kaufman
Robert Lyman
Peter Przybyslawki
Bill Matte

Ellie Waller
Joseph Lanza
Sue Daniels
Phillip Gilanfarr
Eli Meyer
Theresa May Duggan
Ann Nichols
Ki Nyborg
Andy Deinken
Joseph Chillemi
Tony Demanuele
Andrew Ryan
Bill Johnson

Stakeholder Groups

Patrick Wright, CTC
Lisa O'Daly, CTC
Sue Rae Irelan, CTC
Marilyn Linken, California State Parks
Tamara Sasaki, California State Parks
Scott Elliott, California State Parks
Cindy Gustafson, TCPUD
Paul Schultz, NTPUD
Mike Schwartz, NT Fire
Peter Poe, NT Fire
Steve Teshara, Sustainable Community Advocates
Sandy Evans Hall, NLTRA
Ron Treabess, NLTRA
Stacie Lyans, TCDA
Joy Doyle, NTBA
Darcie Goodman Collins, League to Save Lake Tahoe
Shannon Eckmeyer, League to Save Lake Tahoe

TRPA Staff

Karen Fink, Transportation Planning
John Hester, Chief Operating Officer
Lucia Maloney, Long Range Planning
Joanne Marchetta, Executive Director
John Marshall, General Counsel
Brandy McMahon, Long Range Planning
Shay Navarro, Env. Improvement Program

Placer County Planning Services Division

Paul Thompson, Interim CDRA Director
EJ Ivaldi, Deputy Planning Director
Shawna Brekke-Read, Principal Management Analyst
Crystal Jacobsen, Principal Planner
Steve Buelna, Supervising Planner
Allen Breuch, Supervising Planner
Chris Schmidt, Senior Planner
Edmund Sullivan, Senior Planner
Kally Kedinger-Cecil, Assistant Planner
Nicole Hinkle, Planning Technician

Placer County Staff

David Boesch, CEO
Jennifer Merchant, Tahoe CEO
Cadence Matijevich, Tahoe CEO
Kelly Berger, CDRA/GIS
Amber Conboy, DPW
Rick Eiri, ESD
Andy Fisher, Parks
Paul Griffith, Economic Development
Stephanie Holloway, DPW
Steve Kastan, Board of Supervisors
Peter Kraatz, DPW
Kansas McGahan, DPW
Rich Moorehead, DPW
Christine Onesi, CDRA/GIS
Mark Rideout, Facility Services
Karin Schwab, County Counsel
Rebecca Taber, ESD

Consultants

Isha Bhattacharai, Dyett & Bhatia
Sydney Coatsworth, Ascent Environmental
Stephanie Grigsby, Design Workshop
Nanette Hansel, Ascent Environmental
Adam Lewandowski, Ascent Environmental
Martha Miller, Dyett & Bhatia
Eric Roverud, Design Workshop
Gordon Shaw, LSC Transportation Consultants
Richard Shaw, Design Workshop
Arlo Stockham, Stockham Consulting
Jesse Walker, EPS
David Zehnder, EPS

Table of Contents

Part 1 Introduction	1
1.1 Regulatory Context	4
1.2 Public Input and the Planning Process.....	10
1.3 Summary of the Area Plan.....	15
Part 2 Conservation Plan	19
2.1 2011 Threshold Evaluation	19
2.2 Water Quality.....	21
2.3 Soil Conservation and Land Coverage.....	33
2.4 Stream Environment Zones (SEZ)	40
2.5 Air Quality	40
2.6 Scenic Resources	43
2.7 Vegetation	46
2.8 Fisheries and Aquatic Resources.....	48
2.9 Wildlife Resources.....	53
2.10 Noise	54
2.11 Cultural Resources	54
2.12 Natural Hazards.....	57
Part 3 Socio-Economic Plan	61
3.1 Population	61
3.2 Housing	63
3.3 Employment and Commute Patterns.....	67
3.4 Project Feasibility.....	68
3.5 Socio-Economic Policies.....	69
Part 4 Land Use Plan	71
4.1 Land Use Strategy.....	71
4.2 Existing Land Use	72
4.3 TRPA Growth Control System	79
4.4 Area Plan Programs.....	87

Placer County Tahoe Basin Area Plan

4.5	Land Use Diagram.....	91
4.6	Town Center Plans	96
4.7	Land Use and Community Design Policies	105
Part 5	Transportation Plan	111
5.1	Regional Plan/Regional Transportation Plan	112
5.2	Roadway Network	113
5.3	Transit Network	118
5.4	Pedestrian and Bicycle Network	123
5.5	Transportation Policies.....	127
Part 6	Recreation Plan	127
6.1	Regional Plan	127
6.2	Inter-Agency Recreation Management Framework	128
6.3	Recreation Strategy	129
6.4	Recreation Facilities.....	129
6.5	Recreation Policies	134
Part 7	Public Services and Facilities Plan	139
7.1	Regional Plan	139
7.2	Potable Water.....	139
7.3	Wastewater Collection and Treatment	140
7.4	Stormwater	140
7.5	Schools	142
7.6	Law Enforcement	143
7.7	Fire Services	143
7.8	Public Service and Facility Policies.....	145
Part 8	Implementation Plan	147
8.1	Implementation Policies.....	147
8.2	Planned Environmental Improvement Projects.....	148
8.3	Restoration Performance Targets	169

List of Tables

Table 2.1	2011 Threshold Evaluation Report Findings.....	20
Table 2.2-A	BMP Compliance in the Area Plan.....	22
Table 2.2-B	2016 Pollutant Load Reduction Requirements	24
Table 2.2-C	Completed TMDL Water Quality Improvement Projects	25
Table 2.2-D	Current TMDL Water Quality Improvement Projects	26
Table 2.2-E	Pollutant Control Management Measures Summary	26
Table 2.3	Existing and Allowable Coverage by Land Capability District.....	35
Table 2.5	Tahoe Region Greenhouse Gas Emission Inventory.....	42
Table 2.7	Vegetation Communities.....	46
Table 2.8	Fish Species Sampled in the Area Plan	51
Table 3.1-A	Plan Area Population Trends.....	61
Table 3.1.B	Race and Ethnicity in the Area Plan.....	62
Table 3.1-C	Population by Age in the Area Plan.....	63
Table 3.2-A	Housing Units and Occupancy.....	64
Table 3.2-B	Seasonal Housing Units	64
Table 3.2-C	Mean 2013 Household Income	65
Table 3.2-D	Median 2013 Housing Unit Value.....	66
Table 3.2-E	Housing Affordability, 2013.....	66
Table 3.3	Commute Patterns in King Beach and Tahoe City.....	67
Table 4.2-A	Existing Land Uses	72
Table 4.2-B	Property Ownership	73
Table 4.3-A	Vacant Parcels with IPES ≥ 726	81
Table 4.3-B	Transfer of Developments Rights to Centers	83
Table 4.3-C	Transfer of Existing Development Centers.....	83

Table 4.3-D	Placer County CFA Supply.....	85
Table 4.3-E	Placer County TAU Supply	85
Table 5.2	Existing Level of Service at Key Intersections.....	112
Table 6.4-A	Parks and Recreation Facilities Inventory	130
Table 6.4-B	Existing and Proposed Multi Use Trails	133
Table 7.5	Existing Schools in Tahoe-Truckee Unified School District.....	142
Table 8.2	Planned Environmental Improvement Projects	148

List of Figures

Figure 1-1	Area Plan Boundary.....	3
Figure 2-1	Water Quality Improvement Projects and BMP Certified Properties	28
Figure 2-2	Kings Beach Water Quality Improvements	29
Figure 2-3	Tahoe City Water Quality Improvements.....	30
Figure 2-4	Kings Beach Fine Sediment Loading	31
Figure 2-5	Tahoe City Fine Sediment Loading	32
Figure 2-6	Land Capability	34
Figure 2-7	Land Coverage	37
Figure 2-8	Kings Beach Land Coverage	38
Figure 2-9	Tahoe City Land Coverage	39
Figure 2-10	Scenic Resources	45
Figure 2-11	Vegetation Communities.....	47
Figure 2-12	Fish Habitat.....	50
Figure 2-13	Historic Resources	56
Figure 2-14	Flood Zones	59
Figure 4-1	Existing Land Use.....	76
Figure 4-2	Kings Beach Existing Land Use.....	77

Figure 4-3	Tahoe City Existing Land Use.....	78
Figure 4-4	Vacant Sites	84
Figure 4-5	Land Use Diagram	95
Figure 4-6	Kings Beach Land Use Diagram	99
Figure 4-7	Tahoe City Land Use Diagram.....	100
Figure 4-8	Secondary Residences on Lots Under One Acre	101
Figure 4-9	Kings Beach Opportunity Site	102
Figure 4-10	Tahoe City Opportunity Site	103
Figure 5-1	Roadways.....	115
Figure 5-2	Regional Transit System	119
Figure 5-3	Existing and Planned Pedestrian & Bike Infrastructure	124
Figure 5-4	Kings Beach Transportation Infrastructure & Improvements	125
Figure 5-5	Tahoe City Transportation Infrastructure & Improvements	126
Figure 6-1	Parks, Recreation Areas and Trails	135
Figure 6-2	Kings Beach Recreation Infrastructure & Improvements.....	136
Figure 6-3	Tahoe City Recreation Infrastructure & Improvements.....	137
Figure 7-1	Water & Wastewater Districts	141
Figure 7-2	Schools & Public Safety Services	144
Figure 8-1	Environmental Improvement Projects.....	171

